



131/98 Corinna Street, Phillip

Bright. Elevated. Effortless Living in the Heart of Woden.

Perfectly positioned on the ninth floor of the highly regarded Sky Plaza development, this one-bedroom apartment captures sweeping 180-degree district views and offers an exceptional lifestyle opportunity in the heart of Woden. Whether you're a first-home buyer, downsizer seeking convenience, or investor looking for a high-demand location, this residence stands out as one of the premium positions in the building.

Flooded with natural light, the open plan living and dining area extends to an oversized balcony where you can take in stunning vistas day and night. The master bedroom features full-height windows framing panoramic views, along with a full wall of built-in robes for excellent storage.

The kitchen comes equipped with stainless steel appliances, a reconstituted stone benchtop, and quality cabinetry, while year-round comfort is assured with split-system heating and cooling. Secure basement parking and a storage cage add further practicality.

Residents of Sky Plaza enjoy beautifully landscaped common areas and unbeatable proximity to Woden Town Centre, Westfield, public

1 1 1

FOR SALE
\$395,000-\$415,000

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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transport, Canberra Hospital, cafés, restaurants, and future light rail, lifestyle and convenience at your door.

- Level 9 elevation with sweeping district views
- Light-filled living and dining opening to a large balcony
- Bedroom with floor-to-ceiling windows & full wall of built-ins
- Modern kitchen with stainless steel appliances & stone benchtop
- Split-system heating and cooling
- Intercom access and landscaped communal spaces
- Secure basement car space + storage cage
- Ideal location in the Woden CBD

EER: 6.0

Rates: \$462.68pq (approx.)

Land Tax (for investors): \$538.65pq (approx.)

Strata: \$1,118.70pq (approx.)

Internal Living: 60sqm (approx.)

Outdoor Living: 13sqm (approx.)

Car space size: 14sqm (approx.)

Year Built: 2009 (approx.)

Rental Appraisal: \$475 - \$495 pw

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

MORE DETAILS

Property ID	1UCEFMF
Property Type	Apartment
House Size	60 m2
EER	6
Including	Air Conditioning Intercom Balcony Built-in-Robes Secure Parking Liveability

Samuel Thompson 0412 300 774

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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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